



**CITY OF MANCHESTER, NH  
ZONING BOARD OF ADJUSTMENT  
ONE CITY HALL PLAZA  
MANCHESTER, NH 03101-2097  
TEL: (603) 624-6328  
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February 24, 2003

**MANCHESTER ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING  
Thursday, March 6, 2003  
Aldermanic Chambers – City Hall – 3<sup>rd</sup> Floor – 6:00 PM  
One City Hall Plaza  
Manchester, NH 03101-2097**

(The public hearing will commence immediately upon the conclusion of the business meeting.)

1. Case #28-ZO-03 – Savastita Sapunaru (Owner) proposes to maintain a six-foot fence in front yard and seeks a **variance** from Section 8.22 (B) fences of the Z.O., as per plans submitted January 16, 2003, at **311 Central St.**
2. Case #29-ZO-03 – Michael Carrier (Owner) proposes to build a 14' x 16', one-story addition for added living space; maintain pool in side yard and maintain shed in rear yard and seeks a **variance** from Section 8.24 (A) (2) & (3) (2 counts – pool and shed) of the Z. O., as per plans submitted December 31, 2002, at **67 Holt Ave.**
3. Case #30-ZO-03 – Frank Athanasiou (Owner) proposes to maintain non-conforming parking in front and side yards and seeks a **variance** from Sections 10.09 (B) (2 counts) and 10.09 (B) (2) of the Z.O., as per plans submitted January 14, 2003, at **80 Rhode Island Ave.**
4. Case #31-ZO-03 – Warren Moniz (Owner) proposes to maintain expansion of driveway for parking space, also maintain shed in side yard and seeks a **variance** from Sections 10.09 (B) Parking Setbacks and 8.24 (A) (2) Accessory Structures of the Z.O., as per plans submitted January 14, 2003, at **596 Cohas Ave.**
5. Case #32-ZO-03 – Meredith Cook (Owner) proposes to remove deck and build a 12' x 22', 2-story addition and seeks a **variance** from Section 6.07 side yard of the Z.O., as per plans submitted January 22, 2003, at **313 Harrison St.**
6. Case #33-ZO-03 – Pamela Cummings (Owner) proposes to build a second floor addition, also maintain an 8' x 12' shed in rear yard and seeks a **variance** from Sections 6.07 front yard and side yards (2) and 8.24 (A) (3) accessory structures of the Z.O., as per plans submitted January 27, 2003, at **19 Maiden Lane.**

7. Case #34-ZO-02 – Sandra Patient (Owner) proposes to convert a portion of a two-family dwelling (first floor front) into a business and seeks a **variance** from Sections 5.10 (F) (5) retail use, 6.07 lot area, lot front & lot width, 10.03 (B) number of parking spaces, 10.09 (B) parking setbacks, 10.08 (C) driveway width and 9.08 (A) & (C) sign of the Z.O., as per plans submitted January 22, 2003, at **432 Kelley St.**
8. Case #35-ZO-03 – David Schleyer (Owner) proposes to maintain a six-foot fence in front yard and seeks a **variance** from Section 8.22 (B) fences of the Z. O., as per plans submitted January 29, 2003, at **1910 Elm St.**
9. Case #36-ZO-03 – Elaine Espinheira (Owner) proposes to maintain a 12' x 8' shed in side yard and maintain front yard parking and seeks a **variance** from Sections 10.09 (B) parking setbacks and 8.24 (A) (2) accessory structures of the Z.O., as per plans submitted January 30, 2003, at **111 Cedar Hill Dr.**
10. Case #37-ZO-03 – Edward Berthiaume (Owner) proposes to convert a 4-family dwelling to a 6-family dwelling, maintain sheds and provide parking and seeks a **variance** from Sections 8.04 lot area, 10.09 (B) parking setbacks, 10.06 (A) parking layout, 10.07 (D) parking maneuvering, 10.03 (D) accessible spaces and 8.24 (A) (2) accessory structures of the Z.O., as per plans submitted January 30, 2003, at **551-553 Silver St.**
11. Case #38-ZO-03 – Michael Lemire (Agent) proposes to maintain parking in side yard and maintain shed and seeks a **variance** from Sections 10.09 (B) parking setbacks (2 counts) and 8.24 (A) (3) accessory structures of the Z.O., as per plans submitted January 31, 2003, at **10 Jewett St.**
12. Case #39-ZO-03 – Donald Agnoli (Agent) proposes to erect seven wall signs on building and seeks a **variance** from Section 9.09 (A) (2) signs of the Z.O., as per plans submitted January 28, 2003, at Super Stop & Shop, **777 So. Willow St.**
13. Case #40-ZO-03 – John Covill (Owner) proposes on an existing foundation to rebuild a 2-story home destroyed by fire but enlarging second floor habitable area and seeks a **variance** from Section 6.07 front yard and street yard setbacks of the Z.O., as per plans submitted February 4, 2003, at **413 Calef Rd.**
14. Case #41-ZO-03 – Norris Viviers (Agent) proposes to build a single-family home on a lot fronting on an unimproved, unaccepted way and seeks a **variance** from Section 6.02 lot frontage of the Z.O. and NH RSA 674:41 "Erection of Buildings", as per plans submitted January 24, 2003, at **192 Watts St.** Note: Access to property by private driveway over discontinued portion of Watts St.

15. Case #42-ZO-03 – Norris Viviers (Agent) proposes on a lot subject to consolidation and fronting on an unimproved, unaccepted way to build a single family home and seeks a **variance** from Sections 6.02 lot frontage, 6.07 lot area and 11.03 (D) 2 (d) (consolidation) of the Z.O. as per plans submitted January 23, 2003, at **184 Watts St.** Note: Previously granted with stipulation, Case #93-ZO-02. Applicant wishes to remove stipulation and access lot by private drive over discontinued portion of Watts St.
16. Case #43-ZO-02 – Phillip Roux (Owner) proposes to maintain existing deck with parking and seeks a **variance** from Section 10.09 parking setbacks of the Z.O., as per plans submitted February 5, 2003, at **149 Gantry St.**
17. Case #44-ZO-03 – Richard Danais (Agent) proposes to build a 179,600 sq. ft., 1-story building and seeks a **variance** from Sections 10.07 (I) (3) loading area, 10.08 (C) driveway width and Article 3.03 “Primary Façade” and “Lot Line, Front” of the Z.O., as per plans submitted February 6, 2003, at **1070 Holt Ave.**

Kathy Payne, ZBA Clerk

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities.